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FLOOR DEBATE

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method to appraise homes that are not at the mean in the community, and the sales method is used to...to address the valuation of agriculture property. It's my contention in LB 600 that we need follow, to have a better system, what all of the other major food-producing states do and that is an analysis of the income potential of agriculture and horticultural land in the state of Nebraska. Senator Landis raised a question last year when this bill was...was on the floor very briefly, was what the cost, with quotation marks around, of this bill would be. There was an interim study introduced and the staff of Revenue Committee did conduct that. The study seemed to create, unintentionally, some misunderstandings of what the effect and the intent of LB 600 was, and created concern on the part of many of our citizens, as well as people on the floor of the Legislature. This is not an issue, really, that affects the urban centers in Nebraska because those counties have very little agricultural property, but it does have the potential for having some shifts within the pool of taxpayers in rural counties, and the more rural, I suppose, you become, the smaller the population, the greater the shift tends to be. What's being proposed in LB 600, or will be proposed in LB 600, does not attach itself to the farmer's house. That house remains valued in the same mechanism that anyone else in the state of Nebraska would be...would be valued. It doesn't attach itself to the buildings that you might find in an agricultural enterprise. Those remain valued in the same way. It only attaches itself to how it is that we measure the land and that we have progressed in 50 years to a system where sales, in many cases to people who are not in agriculture, do not represent a fair system with respect to who pays the costs of local government. So we will be revisiting this issue again later in the session. I only wanted to pique your curiosity, I suppose, just a little bit this morning. And in closing, one of the things that's interesting to me, and it's relatively recent, is that as far...about half of the food-producing property in the state of Nebraska is, in fact, rental property and if the same factors are used that are...that apply nationally to rental agricultural property 55 percent of the...of the owners who pay a fourth of the real estate taxes demanded on production agriculture, from production agriculture, are in fact Grandma and Great-Grandma within family farm systems. And if we impacted any other